



**SCOTTSDALE PLANNING COMMISSION
COMMUNITY DESIGN STUDIO
7506 E. INDIAN SCHOOL ROAD
SCOTTSDALE, ARIZONA**

WEDNESDAY, OCTOBER 16, 2019

DRAFT SUMMARIZED MEETING MINUTES

PRESENT: Paul Alessio, Chair
Prescott Smith, Vice Chair
Larry S. Kush, Commissioner
Ali Fakih, Commissioner
Kevin Bollinger, Commissioner
Christian Serena, Commissioner: left meeting at 7:50 p.m.
Renee Higgs, Commissioner

STAFF: Tim Curtis
Margaret Wilson
Randy Grant
Bryan Cluff
Doris McClay
Erin Perreault
Taylor Reynolds
Chris Zimmer
Alex Acevedo

CALL TO ORDER

Chair Alessio called the regular session of the Scottsdale Planning Commission to order at 6:00 p.m.

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

MINUTES REVIEW AND APPROVAL

1. Approval of the September 25, 2019 Regular Meeting Minutes including Study Session.

Commissioner Kush moved to approve the September 25, 2019 Regular Meeting Minutes, including Study Session, seconded by Commissioner Higgs.

The motion carried unanimously with a vote of seven (7) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Kush, Commissioner Fakih, Commissioner Serena, Commissioner Bollinger and Commissioner Higgs.

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"

CONTINUANCE AGENDA

2. [19-ZN-2013#2 \(Core Center\)](#)

The applicant is requesting to continue this case to the October 23rd, 2019 meeting

Request by owner for a zoning district map amendment to amend the approved Development Plan for the site, including approval of Bonus Development Standards for floor area ratio (FAR) in exchange for Special Public Improvements, for a +/- 7.58-acre site with Planned Airpark Core Development - Airpark Mixed Use (PCP-AMU) zoning located at 15301 N. Hayden Road. Staff contact person is Brad Carr, AICP, 480-312-7713. Applicant contact person is Michael Leary, (480) 991-1111.

Commissioner Kush move to continue case 19-ZN-2013#2 to the October 23, 2019 meeting, seconded by Vice Chair Smith.

The motion carried unanimously with a vote of seven (7) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Kush, Commissioner Fakih, Commissioner Serena, Commissioner Bollinger and Commissioner Higgs.

CONSENT AGENDA

3. [7-AB-2012#4 \(Cochise Manor GLO Abandonment\)](#)

Request by owner for re-approval of abandonment of 33 feet of Government Land Office (GLO) easement along the west, east and south property lines of a +/- 4.3-acre parcel with Single-family Residential, Environmentally Sensitive Lands (R1-43 ESL) zoning, located at 10425, 10473, 10521 & 10569 N. 131st Street. Staff contact person is Brad Carr, AICP, 480-312-7713. Applicant contact person is Jeff Wimmer, 480-588-7226.

Move to make a recommendation to City Council for approval case 7-AB-2012#4, by a vote of 7-0; Motion by Commissioner Kush, per the staff recommended stipulations, based upon the finding that the Conditional Use Permit criteria have been met, seconded by Commissioner Bollinger with Commissioner Fakih recusing himself.

The motion carried unanimously with a vote of six (6) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Kush, Commissioner Serena, Commissioner Bollinger and Commissioner Higgs, with Commissioner Fakih recusing.

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REGULAR AGENDA

4. [26-ZN-2018 \(STR Ventures McKnight\)](#)

Request by owner for approval of a Zoning District Map Amendment from Service Residential, Downtown Overlay (S-R DO) to Downtown/Downtown Mixed-Use Type 2, Downtown Overlay (D/DMU-2 DO) zoning on a +/-7,539-square foot site located on 7531 E. McKnight Avenue. Staff contact person is Ben Moriarity, 480-312-2836. Applicant contact person is Court Rich, 480-505-3937.

Move to make a recommendation to City Council for denial of case 26-ZN-2018 by a vote of 4-3; Motion by Commissioner Kush, 2nd by Commissioner Bollinger with Chair Alessio and dissenting.

The motion carried to with a vote of four (4) to three (3); by Commissioner Serena, Commissioner Bollinger and Commissioner Higgs. With Chair Alessio, Vice Chair Smith and Commissioner Fakh dissenting.

Speaker Cards: Tom Frankel, Gary Jeppesen, Steven Voss.

5. [27-ZN-2018 \(STR Ventures, Main & 1st\)](#)

Request by owner for approval of a Zoning District Map Amendment from Service Residential Downtown Overlay (S-R DO) to Downtown/Downtown Mixed-Use Type 2, Downtown Overlay (D/DMU-2 DO) zoning on a +/-34,555 square foot site located at 7505 E. Main St., 7504 and 7510 E. 1st Street. Staff contact person is Doris McClay, 480-312-4214. Applicant contact person is Court Rich, (480) 505-3937.

Move to Continue Case 27-ZN-2018 to the November 13th meeting by a vote of 5-2; Motion by Vice Chair Smith, 2nd by Commissioner Serena, With Commissioner Kush and Commissioner Bollinger dissenting.

The motion carried with a vote of five (5) to two (2); by Chair Alessio, Vice Chair Smith, Commissioner Fakh, Commissioner Serena, Commissioner Bollinger and Commissioner Higgs, Commissioner Kush recused himself.

Speaker Cards: Gary Jeppesen, Steven Voss.

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6. [5-GP-2019 \(Non-Major Amendment to Scottsdale General Plan 2001\)](#)

Request for a non-major amendment to the City of Scottsdale General Plan 2001 to add state statute required content including, but not limited to, a Conservation, Rehabilitation and Redevelopment Element, a Neighborhood Preservation and Revitalization Element, an Energy Element, a Bicycling Element, and, updated demographics, mapping and graphics content, for continued compliance with Arizona Revised Statutes. Staff contact person is Erin Perreault, 480-312-7093.

Move to make a recommendation to City Council for approval of case 5-GP-2019 by a vote of 6-0; Motion by Commissioner Kush, 2nd by Commissioner Higgs.

The motion carried unanimously with a vote of six (6) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Kush, Commissioner Fakih, Commissioner Bollinger, and Commissioner Higgs.

Commissioner Serena left the meeting at 7:50 p.m.

ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 7:56 p.m.

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